

RE: Vineyard Wind

Sarah Schweitzer <sschweitzer@vineyardwind.com>

Thu 4/7/2022 10:00 AM

To: Alex Elvin <elvin@mvcommission.org>; samdunn@rcn.com <samdunn@rcn.com>; Adam Turner <turner@mvcommission.org>;

Cc: Jack Arruda <Jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; gsourati <gsourati@souratigroup.com>; Carlos Pena <Carlos.Pena@foth.com>;

Hi Alex,

2 PM today sounds great. I will share a zoom invite. Also, please find below the answers to your questions.

1. It was stated that certain aspects of the plan are subject to final building design, including the size of the building. This needs to be clarified. We want to avoid the project returning for modifications.
 - a. The Building design is set and the project does not expect any material changes of the design.
2. What activities would occur outdoors?
 - a. Loading and unloading of spare parts and other maintenance materials in and out of the warehouse.
Pedestrian and vehicle traffic from people entering the Building for work.
3. How would vehicles access the loading dock in back, given the placement of the yard?
 - a. Access to the elevated first floor (EL=15.5' NAVD88) will be provided by a compacted gravel elevated ramp supported by concrete retaining walls as provided in the project plans.
4. Is the drainage plan designed for a 25-year storm event?
 - a. Yes, the drainage is designed for a 25-year storm.
5. How high are the stone walls along the north and east property lines, how would they not deflect stormwater to other properties? (The renderings also do not match the elevations.)
 - a. The stone walls depicted on the project renderings can be removed from the project. The intent was for aesthetics.
6. Would the stone wall and proposed regrading extend to Lot 2? This appears to be shown in the renderings.
 - a. No, the stone walls depicted on the project renderings if constructed will not extend to Lot 2.
7. Is there a lighting plan with proposed exterior lighting locations and spec sheets for the fixture types?
 - a. The proposed building and site development will incorporate Dark Sky compliant lighting fixtures, with limited lighting required for safe pedestrian and vehicular access and security.
8. Sewer infrastructure plan (I spoke with Carlos about this yesterday).
 - a. Shared prior by email.
9. Total lawn and landscape areas - this was to be provided prior to LUPC.
 - a. The total square footage of lawn and landscaped areas is a maximum of approximately 9,480 sf.
10. Breakdown of square footages for each interior use - this was discussed at the staff-applicant meeting on 12/21
 - a. Reshared here:

O&M Building	Approximate square footage¹
Footprint	11200
Lower Floor Parking	11200
Main Floor Interior Area	10800
Warehouse	5900
Support Areas	2450
Locker Rooms	1250
Meeting Room/Canteen	1200

Upper Floor Interior Office Area	2900
----------------------------------	------

Thanks,

Sarah Schweitzer
O&M Engineer



E-mail: sschweitzer@vineyardwind.com

Cell: +1 (859) 652-6549

Web: www.vineyardwind.com

From: Alex Elvin <elvin@mvcommission.org>

Sent: Wednesday, April 6, 2022 4:11 PM

To: Sarah Schweitzer <sschweitzer@vineyardwind.com>; samdunn@rcn.com; Adam Turner <turner@mvcommission.org>

Cc: Jack Arruda <Jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; gsourati <gsourati@souratigroup.com>; Carlos Pena <Carlos.Pena@foth.com>

Subject: Re: Vineyard Wind

Hi Sarah,

Could we schedule a quick meeting tomorrow at 2? We also need to clarify the following before Friday so I send materials to commissioners:

1. It was stated that certain aspects of the plan are subject to final building design, including the size of the building. This needs to be clarified. We want to avoid the project returning for modifications.
2. What activities would occur outdoors?
3. How would vehicles access the loading dock in back, given the placement of the yard?
4. Is the drainage plan designed for a 25-year storm event?
5. How high are the stone walls along the north and east property lines, how would they not deflect stormwater to other properties? (The renderings also do not match the elevations.)
6. Would the stone wall and proposed regrading extend to Lot 2? This appears to be shown in the renderings.
7. Is there a lighting plan with proposed exterior lighting locations and spec sheets for the fixture types?
8. Sewer infrastructure plan (I spoke with Carlos about this yesterday).
9. Total lawn and landscape areas - this was to be provided prior to LUPC.
10. Breakdown of square footages for each interior use - this was discussed at the staff-applicant meeting on 12/21

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Sarah Schweitzer <sschweitzer@vineyardwind.com>
Sent: Wednesday, April 6, 2022 2:39 PM
To: Alex Elvin; samdunn@rcn.com; Adam Turner
Cc: Jack Arruda; Richard Andre; gsourati; Carlos Pena
Subject: RE: Vineyard Wind

Hi Alex,

Happy to clarify. The sewer tie in plan attached includes the duplex (2-pump) you reference below. These are standard and have been contemplated for the project for the wastewater plan. These pumps are unrelated to the stormwater report.

Also, I was wondering if you had time this week to quickly review the plan for Monday's LUPC meeting? Just a short 30 mins would be more than enough time.

Thanks,
Sarah Schweitzer

From: Alex Elvin <elvin@mvcommission.org>
Sent: Tuesday, April 5, 2022 1:38 PM
To: Sarah Schweitzer <sschweitzer@vineyardwind.com>; samdunn@rcn.com; Adam Turner <turner@mvcommission.org>
Cc: Jack Arruda <jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; gsourati <gsourati@souratigroup.com>; Carlos Pena <Carlos.Pena@foth.com>
Subject: Re: Vineyard Wind

Hi Sarah,

I just spoke with Jared Meader at the Tisbury Wastewater Department, and he said the department has required that the Vineyard Wind project at 61 Beach Road include a duplex flood chamber to address major flooding. Is that currently shown in the stormwater report and plan, or is that still to be added?

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Sarah Schweitzer <sschweitzer@vineyardwind.com>
Sent: Wednesday, March 30, 2022 1:55 PM
To: Alex Elvin; samdunn@rcn.com; Adam Turner
Cc: Jack Arruda; Richard Andre; gsourati; Carlos Pena
Subject: RE: Vineyard Wind

Hi Alex,

We can confirm April 11th. We look forward to presenting the material then. Please reach out if there is anything you need in the meantime.

Thanks,

Sarah Schweitzer
O&M Engineer



E-mail: sschweitzer@vineyardwind.com
Cell: +1 (859) 652-6549
Web: www.vineyardwind.com

From: Alex Elvin <elvin@mvcommission.org>
Sent: Wednesday, March 30, 2022 1:50 PM
To: Sarah Schweitzer <sschweitzer@vineyardwind.com>; samdunn@rcn.com; Adam Turner <turner@mvcommission.org>
Cc: Jack Arruda <jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; gsourati <gsourati@souratigroup.com>; Carlos Pena <Carlos.Pena@foth.com>
Subject: Re: Vineyard Wind

Hi Sarah,

Can we confirm April 11 for the LUPC meeting? The meeting starts at 5:30, and this would be second on the agenda. (Zoom link is below.) I'm sorry we can't accommodate April 4 as we discussed, but we have a large number of DRIs and have tried to schedule them in the order that application materials are ready.

Thanks,

Alex

Topic: Remote LUPC

Time: Apr 11, 2022 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87997481337?pwd=NIQzc1gyeHhFbkh5MnVveEYwK3N3Zz09>

Meeting ID: 879 9748 1337

Passcode: 893300

One tap mobile

+13017158592,,87997481337#,,,,*893300# US (Washington DC)

+13126266799,,87997481337#,,,,*893300# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 879 9748 1337

Passcode: 893300

Find your local number: <https://us02web.zoom.us/u/kSXSg47fY>

Alex Elvin

Development of Regional Impact (DRI) Coordinator

Martha's Vineyard Commission

The Olde Stone Building

33 New York Avenue

Oak Bluffs, MA 02557

(774) 563-5363

From: Sarah Schweitzer <sschweitzer@vineyardwind.com>

Sent: Monday, March 28, 2022 10:49 AM

To: Alex Elvin; samdunn@rcn.com; Adam Turner

Cc: Jack Arruda; Richard Andre; gsourati; Carlos Pena

Subject: RE: Vineyard Wind

Hi Alex,

I hope you had a nice weekend. As mentioned in my prior email, I wanted to share the attached revised economic narrative in both word and PDF which includes some additional information in blue as a result of the supplemental questions asked for DRI 81-M3. This version also includes a proposed housing condition that the project is considering offering to support your staff notes drafting. This can be found at the end of the document on Page 7.

Please reach out with any questions in the meantime. We hope to be on the schedule for LUPC April 4th if you can confirm at your earliest convenience.

Thanks,

Sarah Schweitzer
O&M Engineer



E-mail: sschweitzer@vineyardwind.com
Cell: +1 (859) 652-6549
Web: www.vineyardwind.com

From: Sarah Schweitzer
Sent: Thursday, March 24, 2022 5:44 PM
To: Alex Elvin <elvin@mvcommission.org>; samdunn@rcn.com; Adam Turner <turner@mvcommission.org>
Cc: Jack Arruda <Jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; gsourati <gsourati@souratigroup.com>; Carlos Pena <Carlos.Pena@foth.com>; ccreighton <ccreighton@souratigroup.com>
Subject: RE: Vineyard Wind

Hi Alex,

Thank you for the call this past Wednesday (3/23) regarding housing, we are working on some language suggestions to support your staff notes on the topic and planning to have that to you first thing next week.

Additionally, as promised please find attached the following requested items in response to your last round of questions for DRI 81-M3.

- The Base Flood Elevation Memo created by an Engineer at Foth Engineering to address the follow up highlighted question to MVC MEMO #7 dated 3/17/2022
- The proposed water connection location to show progress on utilities
- The proposed water connection detail to show progress on utilities

We remain available to answer any further questions.

Kindly confirm that we are on the schedule for LUPC on Monday April 4th. We look forward to presenting the project to staff.

Thanks,

Sarah Schweitzer
O&M Engineer



E-mail: sschweitzer@vineyardwind.com
Cell: +1 (859) 652-6549
Web: www.vineyardwind.com

From: Alex Elvin <elvin@mvcommission.org>
Sent: Thursday, March 17, 2022 1:42 PM

To: Sarah Schweitzer <sschweitzer@vineyardwind.com>; samdunn@rcn.com; Adam Turner <turner@mvcommission.org>
Cc: Jack Arruda <Jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; gsourati <gsourati@souratigroup.com>; Carlos Pena <Carlos.Pena@foth.com>; ccreighton <ccreighton@souratigroup.com>
Subject: Re: Vineyard Wind

Hi Sarah,

Please see our follow-ups attached here. I'm hoping this will be the last round of questions before scheduling LUPC, but staff may still have some comments and concerns. I'm also attaching Section 1612 of the state building code, which applies to commercial construction.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Alex Elvin
Sent: Wednesday, March 16, 2022 5:47 PM
To: Sarah Schweitzer; samdunn@rcn.com; Adam Turner
Cc: Jack Arruda; Richard Andre; gsourati; Carlos Pena; ccreighton
Subject: Re: Vineyard Wind

Thanks, Sarah. We will review and get back to you as soon as possible about the next steps.

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557

(774) 563-5363

From: Sarah Schweitzer <sschweitzer@vineyardwind.com>
Sent: Monday, March 14, 2022 5:16 PM
To: Alex Elvin; samdunn@rcn.com; Adam Turner
Cc: Jack Arruda; Richard Andre; gsourati; Carlos Pena; ccreighton
Subject: RE: Vineyard Wind

Hi Alex, Adam,

I hope you all are having a nice start to the week. Please find attached the following supplemental information for DRI 81-M3. Please do not hesitate to reach out for any further clarification to the attached when you have the opportunity to review. We look forward to hearing from you for next steps on how we can progress the project application.

- Response to MEMO_FOLLOW UP_FINAL dated 03/14/2022 with our project team's compiled responses in blue.
- Stormwater Report dated 03/04/2022 by Field Engineering
- Drainage Plan dated 03/03/2022 by Field Engineering
- Draft Building Section Detail dated 03/04/2022 by Foth Engineering
- Groundwater Letter 03/11/2022 by Sourati Engineering Group
- Groundwater Monitoring Well Sketch by Sourati Engineering Group
- FIRM Map Dated July 20, 2016

Have a great evening.

Thanks,

Sarah Schweitzer
O&M Engineer



E-mail: sschweitzer@vineyardwind.com

Cell: +1 (859) 652-6549

Web: www.vineyardwind.com

From: Alex Elvin <elvin@mvcommission.org>
Sent: Friday, March 4, 2022 4:51 PM
To: samdunn@rcn.com
Cc: Adam Turner <turner@mvcommission.org>; Sarah Schweitzer <sschweitzer@vineyardwind.com>; Jack Arruda <Jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; gsourati <gsourati@souratigroup.com>; Carlos Pena <Carlos.Pena@foth.com>; ccreighton <ccreighton@souratigroup.com>
Subject: Re: Vineyard Wind

Hi Sam,

Please see our attached follow-ups to the memo response dated 2/18/21. I'm available to discuss anything in more detail with the project team.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: samdunn@rcn.com <samdunn@rcn.com>
Sent: Friday, March 4, 2022 12:34 PM
To: Alex Elvin
Cc: Adam Turner; Sarah Schweitzer; jarruda; Richard Andre; gsourati; Carlos Pena; ccreighton
Subject: Re: Vineyard Wind

Alex,

Please see the attached storm water report and comments below in red. I believe we have answered all of your questions. The material you have received constitutes a very complete application that deserves an LUPC at the earliest possible date. Please schedule this as soon as possible. Is March 14 a possibility?

Sam

From: "Alex Elvin" <elvin@mvcommission.org>
To: "samdunn" <samdunn@rcn.com>, "turner" <turner@mvcommission.org>
Cc: "Sarah Schweitzer" <sschweitzer@vineyardwind.com>, "jarruda" <jarruda@vineyardwind.com>, "Richard Andre" <richard@vineyardpower.com>, "gsourati" <gsourati@souratigroup.com>, "Carlos Pena" <Carlos.Pena@foth.com>, "ccreighton" <ccreighton@souratigroup.com>
Sent: Monday, February 28, 2022 4:04:50 PM
Subject: Re: Vineyard Wind

Hi everyone,

Staff is reviewing the documents submitted below and we will get back to you this week with our follow-up questions. Please be aware that will need the following documents (mentioned in the 12/21 memo) prior to scheduling the LUPC meeting:

- Stormwater plan **See attached.**

- Total square footage of the proposed lawn and other landscape areas **The total square footage of landscaped areas is approximately 9,480 sf.**
- Location of existing and proposed trees on the site plan. **A row of honey locust trees along Beach Road are shown on the architectural site site plan and further commented on in Paragraph 19 of our response. Two of these trees are existing and the remainder will be planted.**

Other information that we request in our follow-up this week may also be required prior to scheduling LUPC.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: samdunn@rcn.com <samdunn@rcn.com>
Sent: Friday, February 18, 2022 9:54 AM
To: Alex Elvin; Adam Turner
Cc: Sarah Schweitzer; jarruda; Richard Andre; gsourati; Carlos Pena; ccreighton
Subject: Vineyard Wind

Hi Alex, Adam,

Attached please find additional information you have requested for DRI 81-M3:

- Memo responses requested on 12/21 following the staff meetings held in December and January
- The Economic Narrative
- The Revised Elevations South & West (loading dock & Tisbury Marketplace views)
- Existing and proposed Conditions Site Plan
- Existing and Proposed Conditions Impermeable Surface Map
- Stamped letter of Proposed Sewer Flow

We are actively preparing the stormwater report and landscape plan as well to share with you within next 2 weeks.

We would like to kindly request an LUPC meeting at your earliest convenience. We are hoping that we could be on the agenda no later than the [February 28th](#) meeting.

Thanks,

Sam